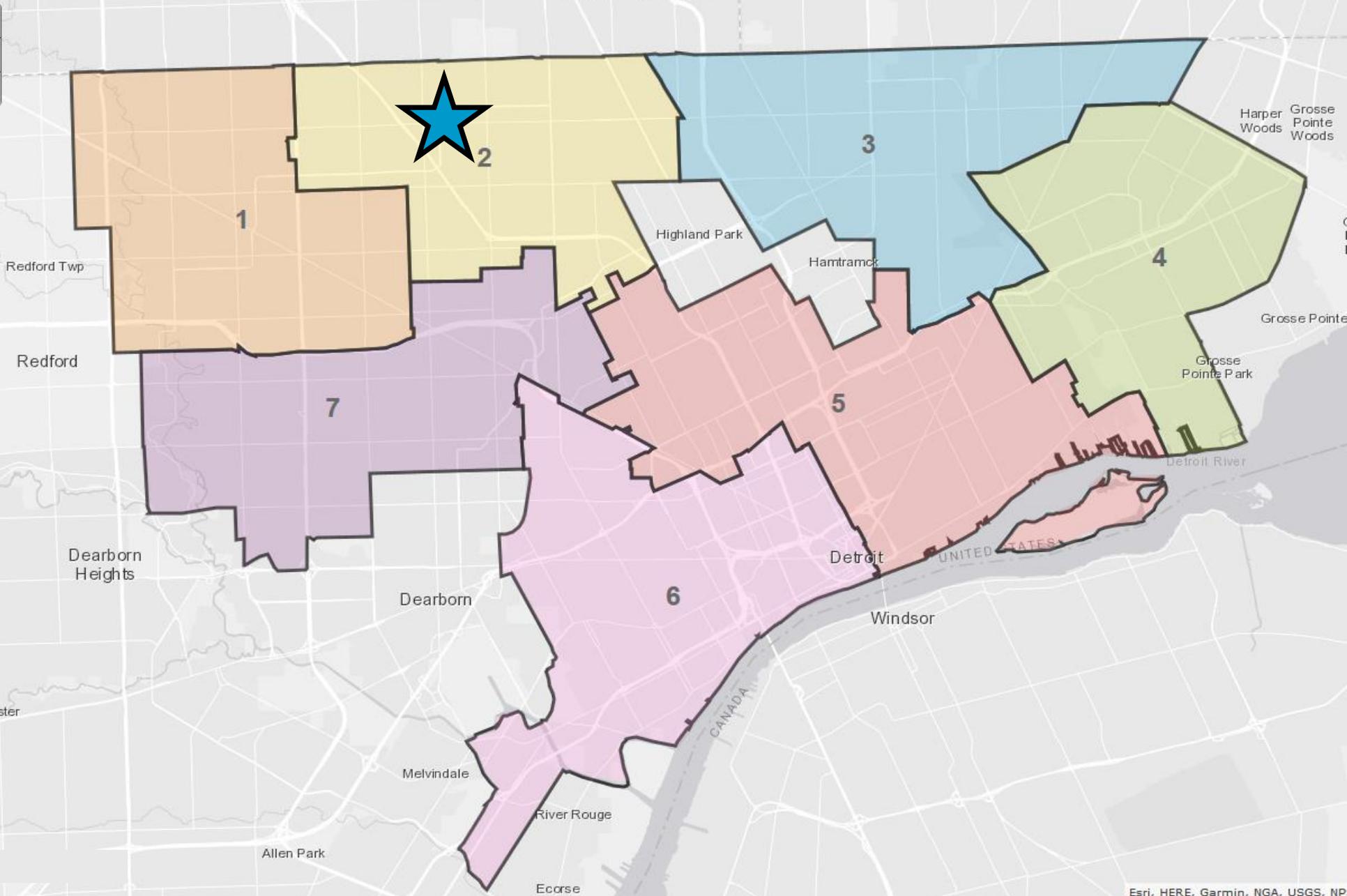




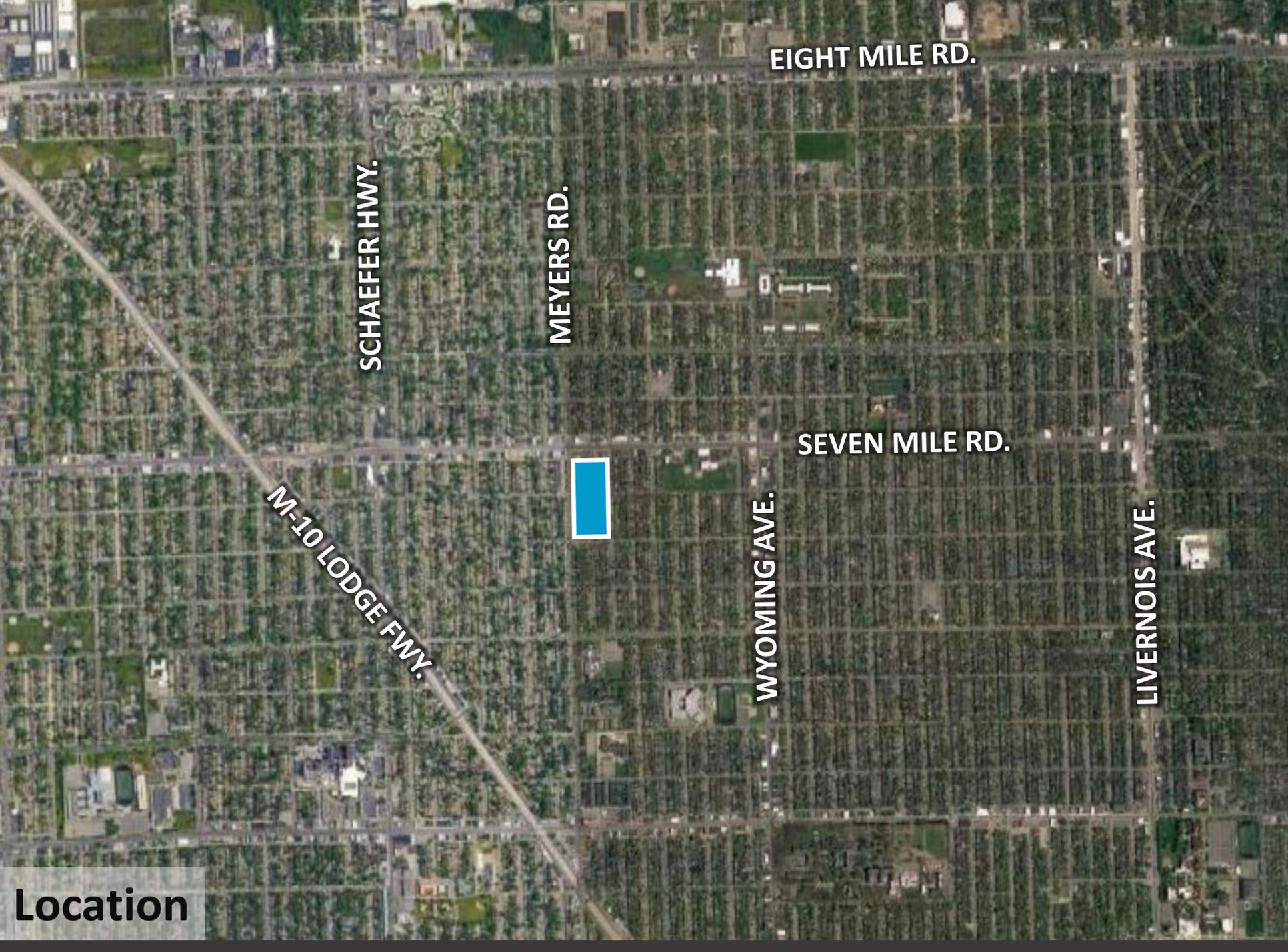
Proposed Modification of an existing PD (Planned Development) District

Modify the approved plans for 10755 West Seven Mile Road
to permit the development of a Car Wash



Esri, HERE, Garmin, NGA, USGS, NPS

Location



EIGHT MILE RD.

SCHAEFER HWY.

MEYERS RD.

SEVEN MILE RD.

M-10 LODGE FWY.

WYOMING AVE.

LIVERNOIS AVE.



Location



SEVEN MILE RD.

MEYERS RD.

MONTE VISTA ST.

MARGARETA AVE.

Location



MANOR ST.

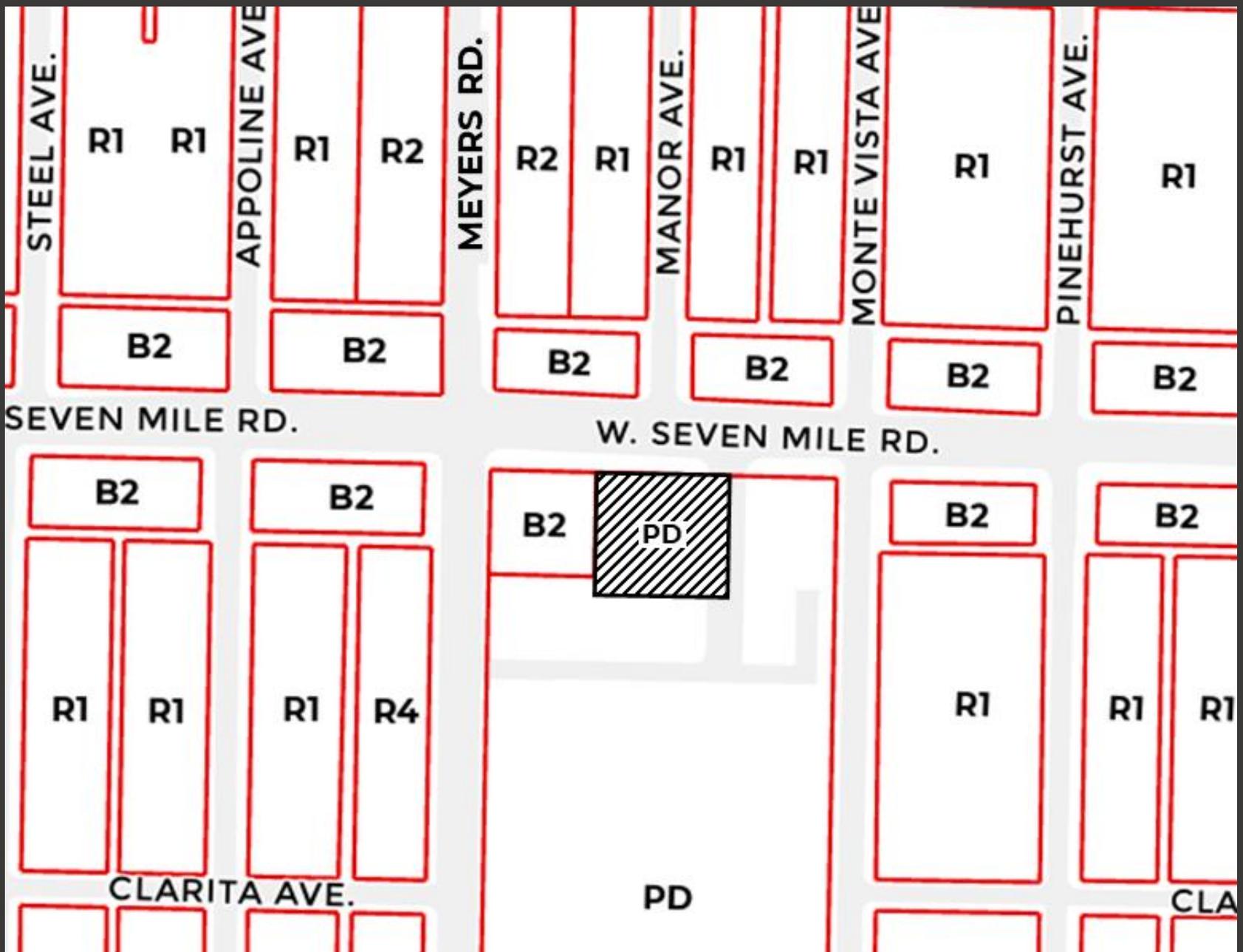
SEVEN MILE RD.

MEYERS RD.

HOME DEPOT ENTRANCE/EXIT

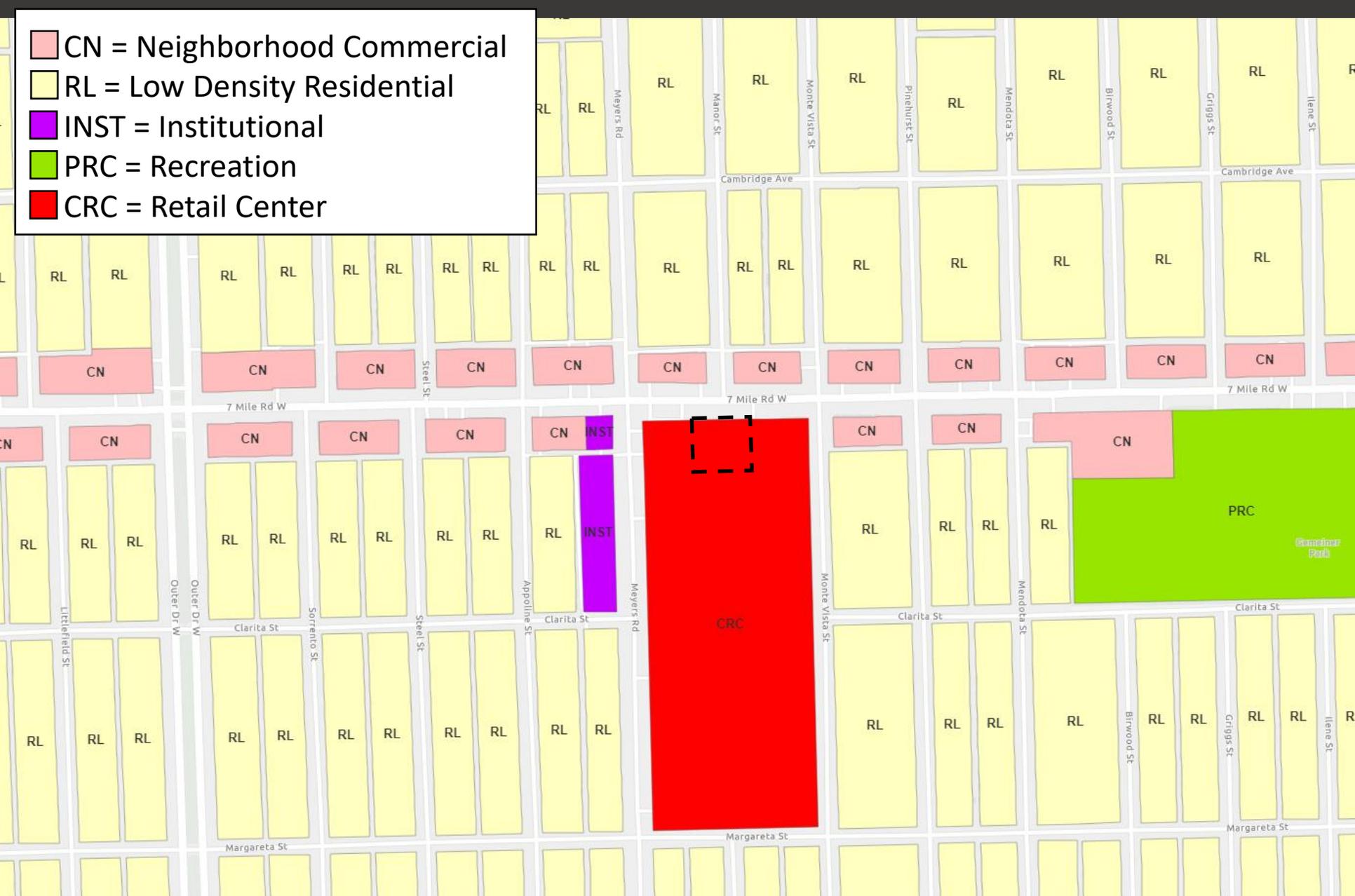
MONTE VISTA ST.

Location



Current Zoning

- CN = Neighborhood Commercial
- RL = Low Density Residential
- INST = Institutional
- PRC = Recreation
- CRC = Retail Center



Master Plan Future General Land Use Designation



Master Plan Consistency

- Designated CRC – Retail Center
- The Planning & Development Department reviewed the proposed rezoning and determined that it will not change the overall character of the neighborhood and is **generally consistent** with the Master Plan
- Seven Mile has adequate capacity for additional development and the car wash fits well with surrounding commercial development



View of subject property looking south



View of subject property looking west toward gas station



View of subject property looking east



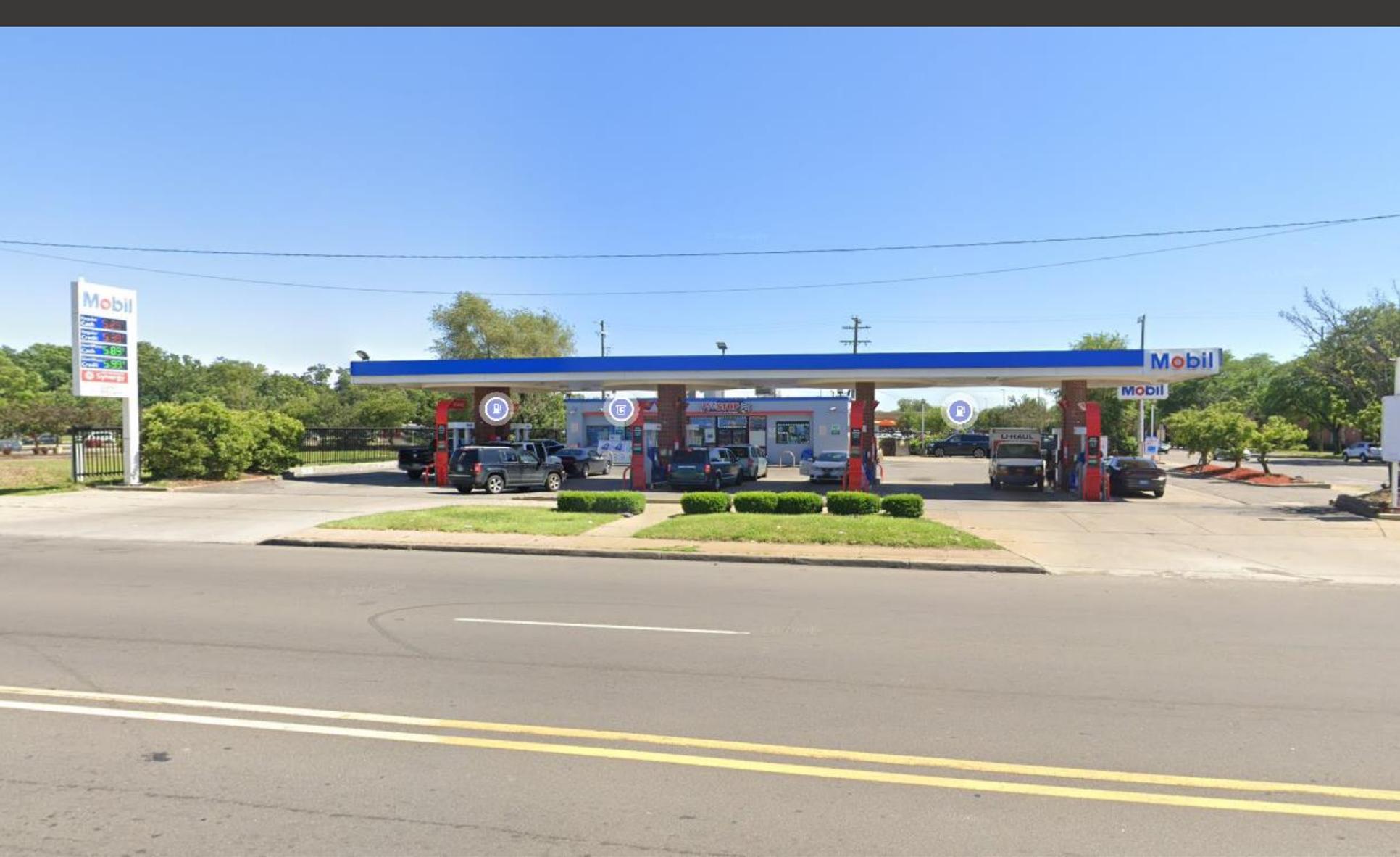
View of subject property looking north toward Seven Mile



View of subject property looking south toward Home Depot



View of subject property looking east



View of adjacent property to the west



View of adjacent property to the east

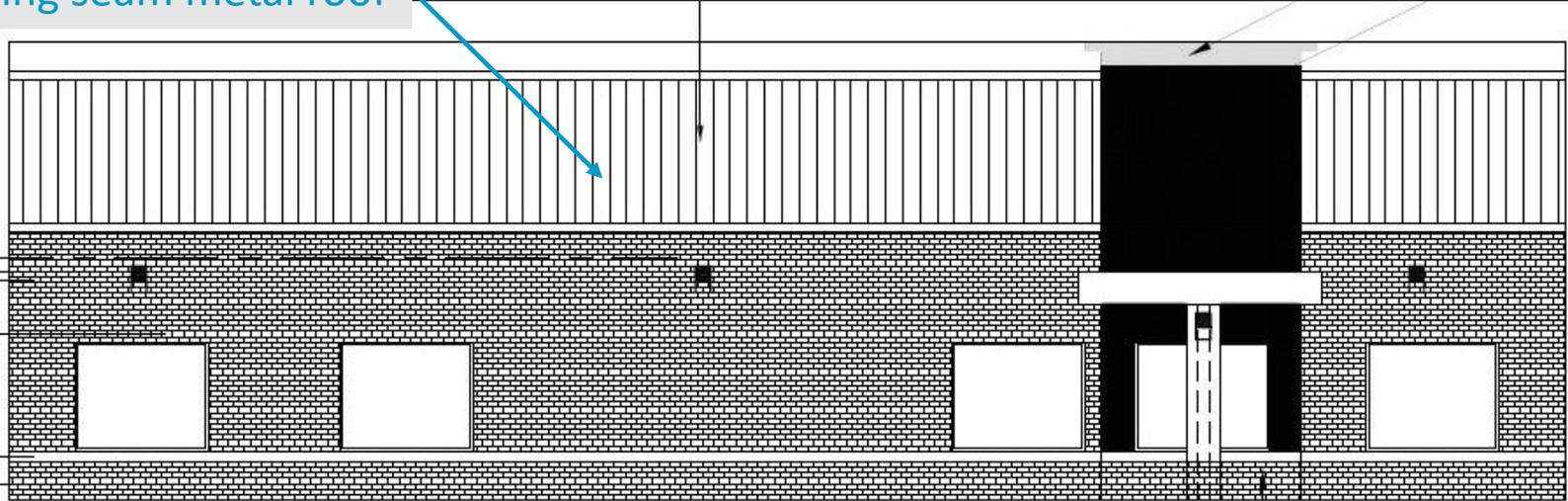


View of property across Seven Mile to the north



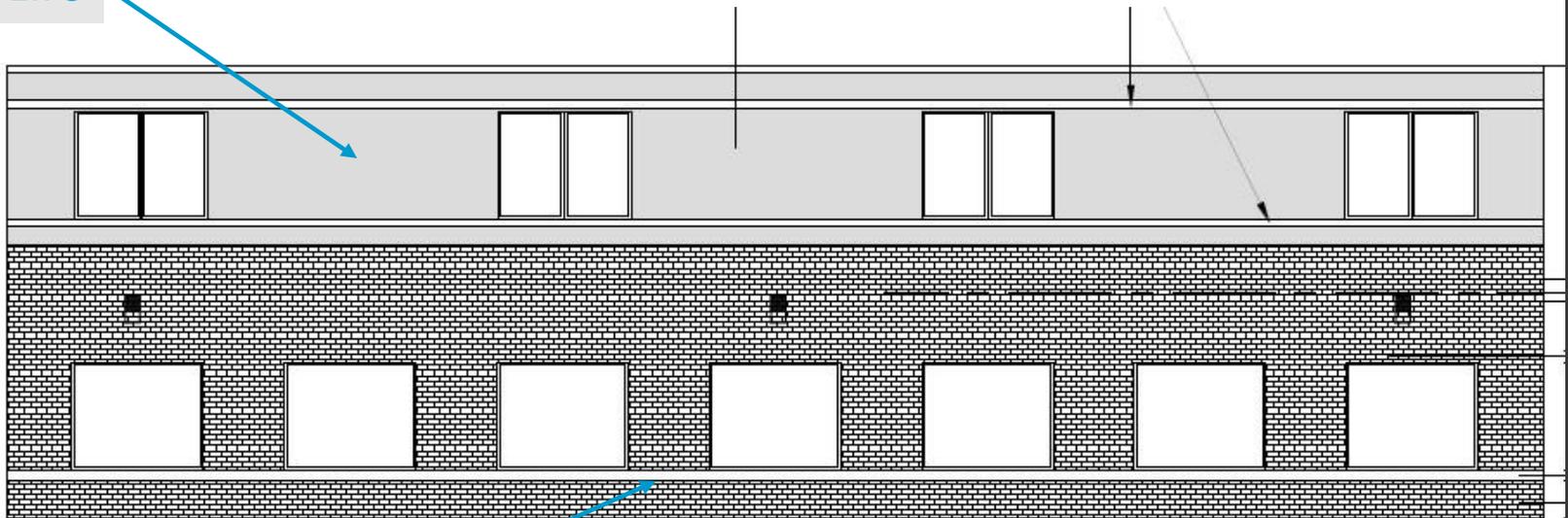
View of property across Seven Mile to the north

Standing seam metal roof



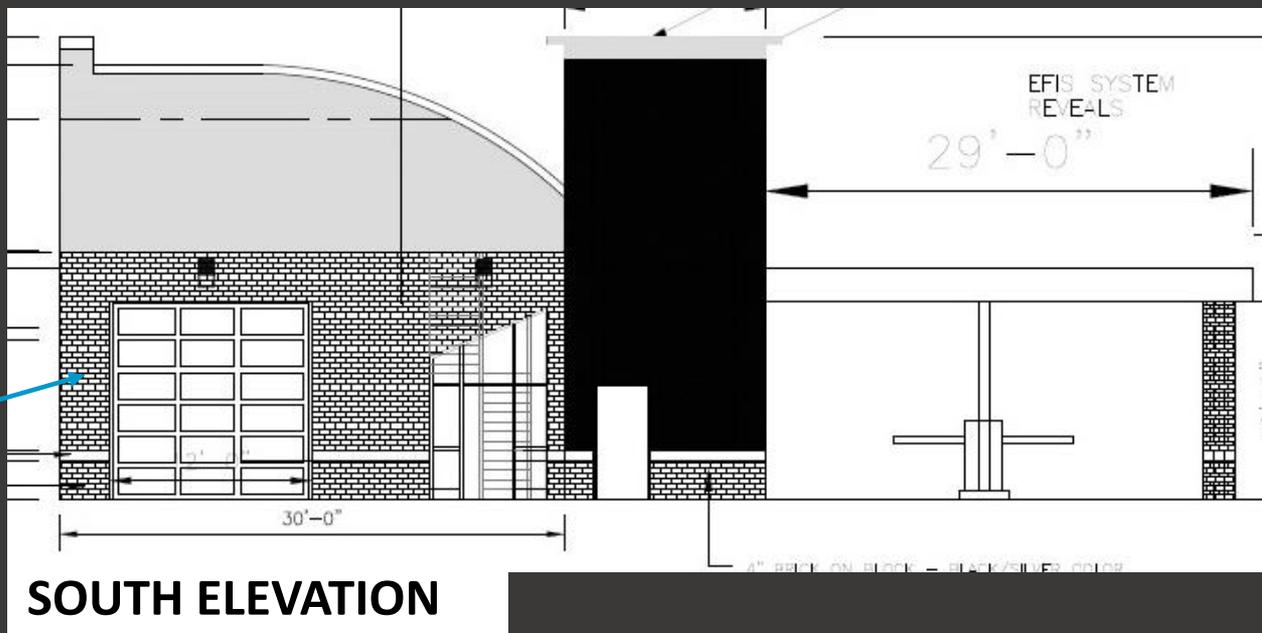
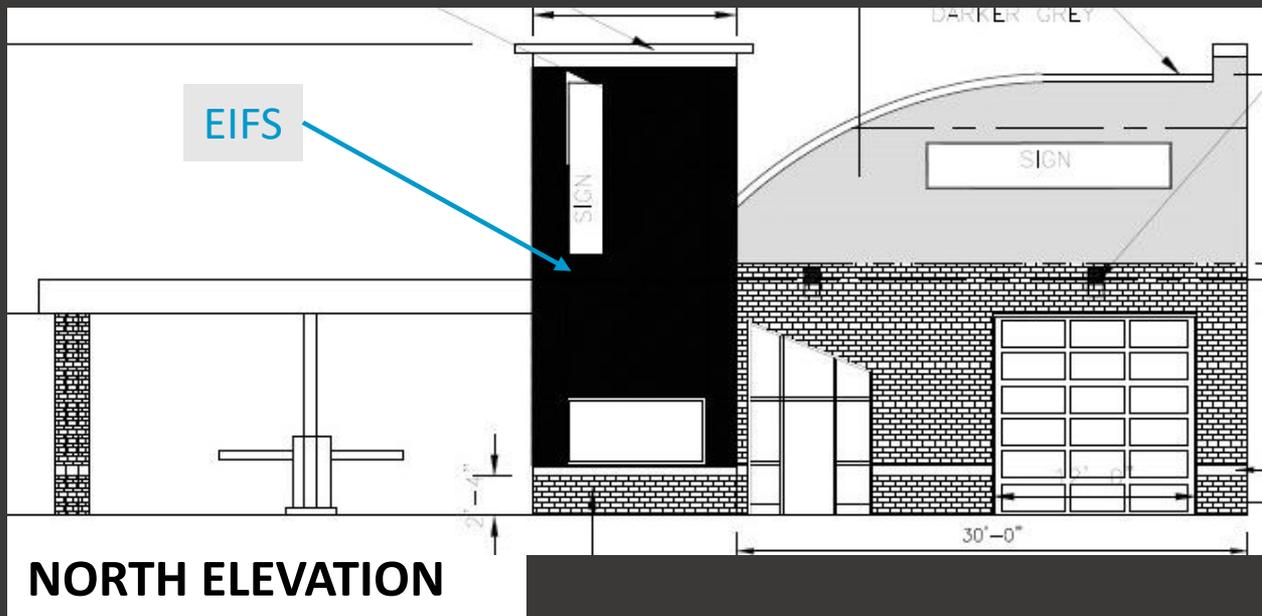
EAST ELEVATION

EIFS



WEST ELEVATION

Brick w/limestone accent





Rendering of Proposed Building



Rendering of Proposed Building



Rendering of Proposed Building



CPC Public Hearing

- Held on February 16, 2023
- 61 notices mailed to surrounding properties
- Two members of the public spoke, and one letter was received
- Concerns and questions about traffic, number of nearby car washes, stormwater mitigation, disruption of existing bus stop
- Letter of support from MacDowell Community Council dated 6/21/2023



Map Amendment Approval Criteria

Sec. 50-3-70

Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend, or fact.

The proposed amendment will correct the error of the existing PD site without approved plans associated with it.



Map Amendment Approval Criteria

Sec. 50-3-70

Whether the proposed amendment will protect the health, safety, and general welfare of the public.

The proposed car wash will provide a needed service to the surrounding community and develop a long-vacant site.



Map Amendment Approval Criteria Sec. 50-3-70

Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract.

Adverse impacts are not expected. Because the development will use existing curb cuts instead of adding new ones, traffic problems will be mitigated to the extent possible.



PD District Design Criteria

Sec. 50-11-15

Scale, form, massing and density should be appropriate to the nature of the project and relate well to surrounding development.

The scale and massing of the proposed development is consistent with that of surrounding development.



PD District Design Criteria

Sec. 50-11-15

The proposed development should be compatible with surrounding development in terms of land use, general appearance and function, and should not adversely affect the value of properties in the immediate vicinity.

The proposed development is compatible with surrounding development—the uses to both sides are also auto-oriented.



PD District Design Criteria

Sec. 50-11-15

Vehicular and pedestrian circulation should be adequately designed to meet expected demands. Disruption of traffic flow in surrounding areas should be minimized.

Extensive effort has been made to ensure that circulation for the site is not disruptive to the surrounding area.



Recommended Conditions

1. The applicant does not wish to install a fence at this time but if it becomes necessary due to security issues, staff is authorized to review and approve a decorative fence similar to the existing fence around the Home Depot property.
2. That staff is authorized to continue working with the applicant to refine the design of the building in conjunction with Planning & Development's Design Review team.
3. That final site plans, elevations, lighting, landscape and signage plans be submitted by the developer to the staff of the City Planning Commission for review and approval prior to submitting applications for applicable permits.